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 EPC B

£395,000 Freehold

41 Penleigh Road
 Wells
 BA5 2FA

**COOPER
 AND
 TANNER**



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DESCRIPTION

A deceptively spacious and immaculately presented three/four bedroom town house situated on the north western fringes of Wells. This recently built property benefits from a garage, parking and gardens and has the remainder of the NHBC guarantee.

Upon entering the property is a generous hallway with laundry cupboard, housing the boiler and with space and plumbing for a washing machine, a cloakroom with WC and wash hand basin along with a useful study/playroom with a view to the front. The open plan kitchen/dining/family room is a particularly bright and spacious room featuring a deep bay with French doors, with bespoke fitted blinds, and leading out to the deck and garden beyond. The kitchen features a range of cupboards with pale grey gloss doors, ample work surface, integrated oven and gas hob, integrated fridge freezer and integrated dishwasher. A peninsula unit with upstand, divides the room leaving ample space for a family dining table to seat eight along with comfortable seating. A good size understairs cupboard provides plenty of useful 'day to day' storage.

A wider than average staircase leads to the first floor with a sitting room and principal bedroom. The sitting room runs the width of the house and has two large windows with bespoke plantation shutters, offering views to the front. The landing has a shelved airing cupboard housing the hot water cylinder. The principal bedroom has two windows to the rear, again with plantation shutters, and is 'L' shaped, naturally dividing to offer a dressing area which in turn leads to the ensuite shower room. The shower room comprises; a shower cubicle, basin, WC and heated towel radiator.

A second flight of stairs, again wider than average, lead up to the second floor and two further double bedrooms and the family bathroom. Both bedrooms are generous in size and feel bright and airy. The front bedroom has a feature dormer window and a Velux window flooding the room with natural light. The rear bedroom is double in size and has two large Velux windows again offering plenty of natural light. The family bathroom comprises; bath with shower overhead, basin, WC and heated towel radiator.

OUTSIDE

The front of the property is enclosed by iron railings and has a short path to the front door with low maintenance planted beds on either

side. The single garage benefits from light and power and features an 'up and over' door. Two tandem parking spaces can be found directly in front of the garage.

To the rear is an enclosed garden, which has been professionally designed. A large timber deck is accessed directly from the family room and offers plenty of space for outside furniture and entertaining. Steps lead down to another area of garden, laid with artificial grass for ease of maintenance and flanked with borders of mature plants and shrubs. At the far end of the garden are three feature crab apple trees planted in beds edged with timber sleepers. Behind the garage is a useful gravelled area, ideal for storage.

LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

DEVELOPMENT SERVICE CHARGE

A charge of (to be advised) per annum, is payable for maintenance, gardening and lighting of communal areas within the development.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the second left onto the Bishops Green development and into Penleigh Road (please note: there are two turnings into Penleigh Road, take the second one) The property can be found on the right hand side after approx 40m.

REF:WEL11072024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



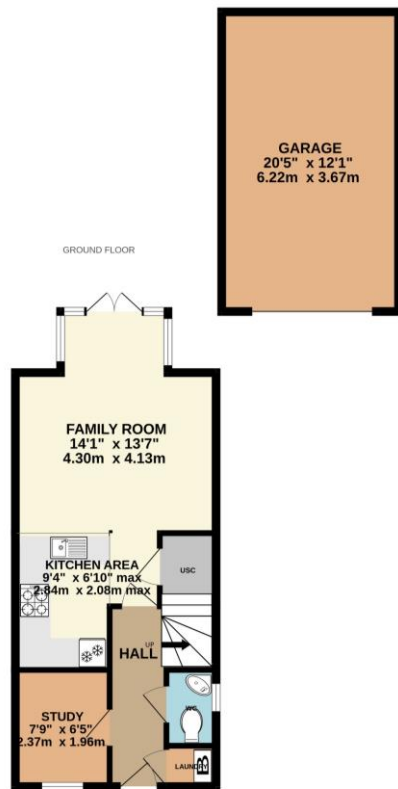
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

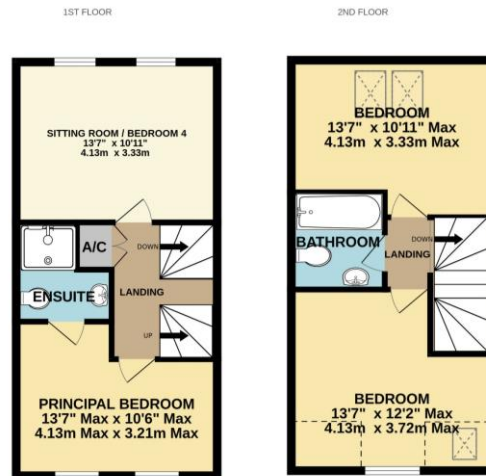


Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND
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